

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **St. Louis County Consortium**

State: **MO**

PJ's Total HOME Allocation Received: **\$53,123,186**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	7		
% of Funds Committed	95.67 %	96.30 %	6	95.51 %	58	54	
% of Funds Disbursed	93.33 %	89.63 %	3	87.58 %	80	77	
Leveraging Ratio for Rental Activities	7.35	4.45	0	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.09 %	92.48 %	3	82.17 %	76	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.81 %	70.05 %	2	71.17 %	81	68	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.51 %	69.86 %	7	81.54 %	8	10	
% of 0-30% AMI Renters to All Renters***	35.78 %	32.86 %	2	45.68 %	29	31	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.13 %	97.84 %	2	96.19 %	56	49	
Overall Ranking:			In State:	1 / 7	Nationally:	66 63	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,400	\$25,213		\$27,510	1,034 Units	24.20 %	
Homebuyer Unit	\$10,032	\$12,359		\$15,239	2,830 Units	66.40 %	
Homeowner-Rehab Unit	\$5,444	\$11,847		\$20,932	400 Units	9.40 %	
TBRA Unit	\$0	\$3,442		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$73,390	\$92,649	\$5,958
State:*	\$115,496	\$83,053	\$15,895
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	21.6	24.6	41.5	0.0
Black/African American:	74.9	72.6	57.3	0.0
Asian:	0.0	0.5	0.0	0.0
American Indian/Alaska Native:	0.1	0.1	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.3	0.0
Black/African American and White:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.7	0.0	0.0
Asian/Pacific Islander:	2.9	0.1	0.0	0.0

ETHNICITY:

Hispanic	0.5	0.9	0.3	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	32.1	23.0	32.5	0.0
2 Persons:	29.6	25.1	26.3	0.0
3 Persons:	22.3	25.0	19.3	0.0
4 Persons:	11.5	16.3	10.3	0.0
5 Persons:	3.3	6.6	7.8	0.0
6 Persons:	0.7	2.8	2.5	0.0
7 Persons:	0.3	0.8	0.0	0.0
8 or more Persons:	0.2	0.4	1.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.8	30.2	19.3	0.0
Elderly:	14.2	2.8	30.5	0.0
Related/Single Parent:	47.8	44.2	30.0	0.0
Related/Two Parent:	7.0	18.4	16.3	0.0
Other:	4.1	4.2	3.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	33.2	0.4 #
HOME TBRA:	0.0	
Other:	11.1	
No Assistance:	55.7	

of Section 504 Compliant Units / Completed Units Since 2001 114

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium

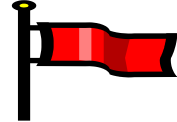
State: MO

Group Rank: 66
 (Percentile)

State Rank: 1 / 7 PJs

Overall Rank: 63
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	96.09	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	82.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.51	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	99.13	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.9	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

